

ADOPTED # 3083
8/18/88

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF BOSTON LABEL AND STATIONERY COMPANY
OF 75 FAIRMOUNT AVENUE, HYDE PARK, MA
DISPOSITION PARCELS SWC-5a, 5b and 5c
IN THE HYDE PARK SECTION OF THE CITY OF BOSTON

WHEREAS, Boston Label and Stationery Company has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcels SWC-5a, SWC-5b and SWC-5c on Pingree Street in Hyde Park section of the City of Boston; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Boston Label and Stationery Company be and hereby is tentatively designated as Redeveloper of Disposition Parcels SWC-5a, SWC-5b and SWC-5c on Pingree Street in the Hyde Park section of the City of Boston subject to:

- (a) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Acts of 1949, as amended;
- (b) Submission within ninety (90) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds, as needed; and
 - (ii) Evidence of firm financial commitments from banks or other lending institutions; and
 - (iii) Final working Drawings and Specifications; and
 - (iv) Proposed development and marketing schedule.

2. That disposal of Parcels SWC-5a, SWC-5b and SWC-5c by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the Director is authorized to execute a license with the developer to enter upon this Authority-owned property for purposes of surveys and site investigations.

5. That the developer be and hereby is authorized to petition the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.

6. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

MEMORANDUM

AUGUST 18, 1988

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: RICARDO A. MILLETT, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD HOUSING AND DEVELOPMENT

SUBJECT: SOUTHWEST CORRIDOR PARCEL SWC - 5A, 5B AND
5C, CLEARY SQUARE, HYDE PARK, TENTATIVE
DESIGNATION

SUMMARY: This memorandum requests that the Authority tentatively designate the Boston Label and Stationery Company of 75 Fairmount Avenue, Hyde Park, MA as redeveloper of three parcels, SWC-5A, 5B, and 5C located on Pingree Street, Hyde Park. The parcels, consisting of 8,671 square feet, will be developed for relocation and expansion of a local business consisting of 15,000 square feet of retail and office space in a commercially zoned local business district. It is also requested that the Authority grant permission for early site entry for the purpose of carrying out surveys and any site investigations which may be required.

BACKGROUND

On August 13, 1987, the Authority authorized the advertising of these parcels on Pingree Street in Hyde Park for the development of opportunities for the expansion and growth of neighborhood businesses. These parcels were acquired by the Commonwealth in conjunction with original plans for the Southwest Corridor Transportation Project, and subsequently conveyed to the Authority for community development purposes.

SITE DESCRIPTION

Parcels SWC-5A, 5B, and 5C consist of 8,671 square feet situated at 16-24 Pingree Street in Hyde Park in a neighborhood commercial area zoned for local businesses.

PROPOSALS SUBMITTED

The solicitation requested development proposals which resulted in creating opportunities for expanding neighborhood businesses and employment. A community participation process was established to review the draft Request for Proposals, review presentations from developers, and offer suggestions to the Authority staff. Two proposals were submitted for the parcels. The proposal

submitted by Boston Label and Stationery, a local business operating in Cleary Square for nearly 30 years, received unanimous support from the community, with a petition signed by 89 Hyde Park residents and a formal vote of support from the Hyde Park Board of Trade.

RECOMMENDATION

Following BRA staff review and recommendations from residents of Hyde Park and the Hyde Park Board of Trade, the proposal presented by the Boston Label and Stationery Company, Rita A. Corbett and James Corbett, is recommended for tentative designation.

The Boston Label and Stationery Company will construct a 15,000 square foot two story commercial building, 12 off-street parking spaces at a total estimated cost of \$530,000. The first floor will be occupied by Boston Label and Stationery Company; the second floor will be rented as professional offices.

Letters of financial support from the Meeting House Cooperative Bank, Hyde Park Savings Bank, Shawmut and Olympic Bank are attached.

Attached also is a letter of support from Councillor Menino.

An appropriate resolution is attached.